

## North Street, Lumb, BB4 9QZ


### £109,950

THE PERFECT FIRST TIME HOME

Offering spacious rooms, neutral decoration and no chain delay, this enviable two double bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Lumb on a quiet road. With added cellar, stunning views and being a complete blank canvas, this property is the perfect home for any first time buyer or small family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bacup, Burnley and major motorway links.

The property comprises briefly; a welcoming and spacious reception room provides access through to a fitted kitchen. The kitchen houses staircases down to the lower ground floor and up to the first floor. The lower ground floor benefits from a fantastic cellar space whilst the first floor comprises of doors on to two double bedrooms and a bathroom.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Freehold
  - On Street Parking
  - Ideal First Time Buy Or Investment Opportunity
  - Easy Access To Major Network Links
- Council Tax Band A
  - Two Generously Sized Bedrooms
  - No Chain Delay
- EPC Rating D
  - Viewing Essential
  - Stunning Views

Ground Floor

Entrance

UPVC double glazed frosted door to reception room.

Reception Room

15'4 x 13'4 (4.67m x 4.06m)

Two UPVC double glazed windows, central heating radiator, electric fire with granite effect hearth and surround, smoke alarm, television point and hard wood single glazed frosted door to kitchen.

Kitchen

15'4 x 8' (4.67m x 2.44m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for washing machine and fridge freezer, door to stairs to lower ground floor, stairs to first floor and tile effect flooring.

Lower Ground Floor

Cellar

15'4 x 5' (4.67m x 1.52m)

Lighting, water and integrated shelving.

First Floor

Landing

5'7 x 4'7 (1.70m x 1.40m)

Storage cupboard, doors to two bedrooms and bathroom.

Bedroom One

15'4 x 9'3 (4.67m x 2.82m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'8 x 7'6 (3.86m x 2.29m)

UPVC double glazed window, central heating radiator and loft hatch.

Bathroom

9'8 x 4'7 (2.95m x 1.40m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low flush WC, panel bath with overhead direct feed shower, pedestal wash basin, tiled elevation, extractor fan and tiled effect flooring.



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